

**TOWN OF NEW GLARUS
GEHL VARIANCE HEARING**

TOWN HALL – SWISS MISS CENTER 1101 HWY 69 NEW GLARUS @ 6:00 PM

July 7, 2009

ATTENDING: Board Members: Keith Seward, Dean Streiff, Jim Hoesly, Bob Elkins, Pattie Salter, and Dennis Nielson

ALSO ATTENDING: Jo and Gene Gehl, and Dale Hustad

CALL TO ORDER: K. Seward at 6:00 pm – Swiss Miss Center.

Proof of Posting: Proper proof of notice was duly noted

K. Seward explained for the record that the variance request is to seek variance to two parts of our code, §110-35 (b) which states that all parcels within ½ mile of the Village must meet the town plat requirement for public sanitary and public services and §110-32 A (1) (b) minimum lot size shall be two acre. The Gehl's met before the Land Planning Commission who recommended the variance hearing on these two codes.

K. Seward summarized that the Gehl's would like to change the configuration on their duplex on Kristy Lane to duplex condominiums. It was noted that their duplex was built post-Land Division/Subdivision Ordinance but pre-ETZ Ordinance.

If this variance is approved at the Town level, there plan would need to be presented to the Village to be considered by the ETZ Committee since the properties are within the A-T Zone. They would most likely present it as a conditional use permit.

D. Hustad cautioned that when they put the condominium agreement together they should not create a land split. The land under the duplex/condo-duplex would be owned by the condo association. Seward wanted to know if the Town will need to review the plat. D. Hustad's opinion was that the Town's review could be made a condition of granting the Gehl's a conditional use variance. It will ultimately be recorded as a condo association.

R. Elkins asked how the ETZ ordinance would apply to the 5 or more building units' provision that requires village sewer & water. D. Hustad noted that the 5 current dwelling units were pre-ETZ ordinance.

As there were no further discussion, D. Streiff moved to close the Public Hearing, R. Elkins 2nd.
Closed at 6:20 PM